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TAVERNS



LAMB INN, STAFFORD

STAFFORD, ST16 2QB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Lamb Inn is situated approximately 500 metres from Stafford town centre, just a short drive off of the M6 Motorway. There are excellent transport links via the nearby bus station, as well as Stafford Train Station which is just a short 7 minute walk away, providing direct trains into major surrounding cities. It's prime location on a main road ensures high footfall and easy access. Stafford University is in close proximity, giving the pub a further customer base of students and staff alike, allowing the pub to maintain a steady trade even during off peak times. The surrounding area is undergoing significant development and restoration, enhancing its attractiveness.

Pub Layout

The Lamb Inn has recently undergone a comprehensive refurbishment, both inside and out. This recent renovation has transformed the pub, giving it a fresh and inviting appearance that promises a pleasant experience for all guests. Upon entry to the pub, you will be greeted by an open plan layout with one central servery. The pub is split into two distinct areas, comprising of both fixed and loose seating, with a darts area to the right hand side. To the rear of the bar you will find the kitchen, with both ladies and gents toilets to your left. At the side of the pub, there is a small hosting space, equipped with wooden benches to maximise curb appeal and to increase footfall on warmer days.

TRADING STYLE

The pub is currently a wet-led community pub in a prominent main road location. There is regular footfall surrounding the pub from the nearby university and bus station. The recently refurbished pub has a loyal following and boasts warmth and a strong sense of community as soon as you walk in. There is plenty of scope to further develop the offer at the Lamb and build on the current licensees solid foundations to increase trade significantly with the implementation of a small food offer, to include lunch time deals. A strong rhythm of the week to include entertainment and sports teams would really help this pub to thrive.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, kitchen and lounge and a bathroom.

FINANCIAL

Weekly Rent: £346.15
Estimated Annual Turnover*: £232,877
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown of our financial information, please refer to the

3+ Private Bedrooms
Beer Garden
Kitchen

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk
admiraltaverns admiral_taverns

BDM VISION

The Lamb has a huge amount of untapped potential – located In Stafford but slightly away from the main hustle and bustle of Stafford town centre, the pub has an opportunity to establish it's own identity. With the introduction of small food offer, live entertainment and pub teams the Lamb will reach new heights! This opportunity could suit an experienced licensee or someone new to the trade. The new licensee should maximise on the pubs location which should include tapping into the university trade and town goers as well as its regular drinkers and the wider community.



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Beer Garden



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